

EDISON JEFFREY CHOW, CPA

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EDUCATION

THE WHARTON SCHOOL, UNIVERSITY OF PENNSYLVANIA

Philadelphia, PA

Master of Business Administration Candidate | Majors: Real Estate and Finance

2023-2025

- **Awards:** Martin Bucksbaum Memorial Fellowship for outstanding academic achievements and leadership; a merit-based Endowed MBA Fellowship recipient due to exceptional professional, academic, and personal achievement
- **Real Estate Leadership:** elected as 1 of 2 Co-Presidents leading the Wharton Real Estate Club for the Academic Year 2024-25
- **Memberships:** Zell/Lurie Real Estate Center, Finance Club, Private Equity Club, Southeast Asia Club
- **Relevant Coursework:** Real Estate Investment, Real Estate Development, Global Real Estate, Advanced Topics in Private Equity

UNIVERSITY OF THE PHILIPPINES

Manila, Philippines

Bachelor of Science | Business Administration and Accountancy

2012-2017

- Graduated *magna cum laude* (GPA: 3.7); ranked 3 of 71 graduates (top 5%) of the graduating class
- Top 16 of 14,816 in the Philippine CPA exam; CFA Level I; Award for Excellence in Finance 2016

EXPERIENCE

THE LIGHTSTONE GROUP

New York, NY

MBA Summer Associate, Real Estate Acquisitions

Summer 2024

A highly diversified real estate firm with over \$10B portfolio consisting of industrial, commercial, residential, and hospitality assets

- Actively led and participated in the underwriting of 5 industrial deals, 2 life science buildings, and 1 retail outlet mall
- Engaged in weekly investment committee meetings and contributed to the completion of 3 investment committee memos
- Conducted comprehensive lease and sales comps analysis across various markets including Chicago, Cleveland, and Houston
- Prepared detailed market leasing and valuation reports for 3 recently acquired industrial buildings and 2 retail spaces in New York City

STATE PROPERTIES CORPORATION

Manila, Philippines

Acquisitions and Business Development Manager

2021-2023

Real estate firm known for building affordable and market-rate communities with 34M sf developed and \$1.1B in equity

- Spearheaded underwriting the acquisition of over 150 acres of raw land for suburban community development projects, resulting in a 25% increase in the company's development pipeline and adding ~\$175M in total project cost to the portfolio
- Underwrote the strategic acquisition of a 70-acre land for mixed-use development, capitalizing on new roads that will reduce city travel by 40% and leveraging on mixed-use zoning coupled with industrial and commercial developments in the area
- Successfully advocated for the expansion of the company's acquisition strategy to include 6 satellite cities, broadening the firm's market reach and investment landscape by 30%
- Led the formulation of business and development plans for a groundbreaking 110-acre mixed-use central business district (CBD) with an estimated phase 1 development cost of ~\$460M
- Oversaw the design and initial development of a 10-story school building with a project budget of ~\$30M
- Engineered a competitive bid for a 20-megawatt hybrid bunker fuel and solar power plant project valued at ~\$40M
- 6-month executive training program in major real estate functions of sales & leasing, planning & development, and finance

UNILEVER | *Top multinational consumer goods company with a market cap of ~\$120B*

Finance Manager for Customer Development (Sales)

Manila, Philippines | 2020-2021

- Led the team conducting financial planning and analysis (FP&A) for the Philippine Customer Development (CD) organization. Includes formulating sales and cost targets, stewarding an annual budget of over \$350M, and creating investment frameworks.

Management Trainee (Unilever Future Leaders Programme)

Manila, Philippines & Singapore | 2018-2019

- Early recruitment into the premier finance management trainee program in the country, chosen among 5 out of 4,000+ applicants (top finance students are recruited into multinational corporates, similar to investment banking in developed economies)

FTI CONSULTING | *Global advisory firm with expertise in project finance, valuation, and restructuring*

Manila, Philippines

Infrastructure and Valuation Intern

2015

- Led the development of the financial model for a bunker fuel power plant, and performed valuation of companies and real assets for transaction advisory projects

ADDITIONAL INFORMATION

- **Skills:** Real assets financial modeling, ARGUS Enterprise, business planning and development, Microsoft Office (advanced)
- **Community:** Alabang Faith Academy board member (a non-profit K-12 school currently in planning stage); LEAD Academy board member (a non-profit organization that provides holistic leadership training for the military, youth, and education sectors)
- **Languages:** English (native), Filipino (fluent), Hokkien Chinese (fluent), Mandarin Chinese (basic)
- **Interests:** Reading biographies, traveling, city biking, basketball, table tennis